



# CITY OF NEWPORT BEACH GENERAL PLAN/LCP IMPLEMENTATION COMMITTEE

## ACTION MINUTES

Action Minutes of the General Plan/LCP Implementation Committee held at the Central Library (Friends Room), City of Newport Beach, on **Wednesday, April 21, 2010**

### Members Present:

X	Ed Selich, Mayor, Chairman
X	Leslie Daigle, Council Member
X	Don Webb, Council Member
X	Barry Eaton, Planning Commissioner
X	Robert Hawkins, Planning Commissioner
X	Michael Toerge, Planning Commissioner

### Advisory Group Members Present:

	Mark Cross
	Larry Frapwell
	William Guidero
X	Ian Harrison
	Brion Jeannette
	Don Krotee
	Todd Schooler
	Kevin Weeda
	Dennis Wood

### Staff Representatives:

X	Sharon Wood, Assistant City Manager
E	David Lepo, Planning Director
E	Leonie Mulvihill, City Attorney
E	James Campbell, Principal Planner
X	Gregg Ramirez, Senior Planner
E	Melinda Whelan, Assistant Planner
X	Rich Edmonston, Consultant

E = Excused Absence

### Committee Actions

#### 1. Agenda Item No. 1 – Approval of minutes for March 31, 2010.

**Action:** The following revision to the draft minutes was proposed by Committee Member Hawkins: for agenda item No. 2 insert the Action statement to “The Committee reviewed Committee member’s and other comments and took the following action:”

**Vote:** Consensus

## **2. Agenda Item No. 2 – Draft Zoning Code Review and Processing**

**Action:** The Committee reviewed Committee member's, staff and public comments provided by Carol Hoffman and CAA Planning. The Committee directed staff to make the following changes for inclusion into the fourth draft of the code which, will be forwarded to the Planning Commission:

- Pg. 4-29, Section 20.48.170C.5, delete entire section.
- P. 2-36, Table 2-10, revise MU-W1 zoning district table to stipulate that residential uses are only permitted above the first floor, to be consistent with the CLUP.
- Pg. 5-22 Section 20.52.050, add retaining wall height to the list items that are eligible for relief through review and approval of a modification permit.
- Pg. 3-21 SSection 20.30.070 replace entire Outdoor Lighting section with language recommended by staff in the April 14, 2010 memo to the Committee.
- Pg. 3-80, Section 20.40.040 – Table 3-10, for multi-unit dwellings, replace garage space requirement with a covered space requirement consistent with the existing code provisions.
- Pg. 3-86, Section 20.40.070C, Add Note 13 (structural element encroachment) from Public Works Standard Plan 805-L-B. Ensure all drive aisle and parking aisle dimensions are consistent with Public Works requirements.
- Pg. 3-149, Section 20.44.050E, change text as follows:

*Rideshare vehicle loading area. A rideshare loading area shall be designated at a location approved by the City Traffic Engineer. The area shall accommodate a minimum of 2 passenger vehicles. Additional loading area may be required by the City Traffic Engineer based on the total number of anticipated employees.*

- Pg 5-41, Section 20.54.030 (Effective Date of Permits), revise section to indicate that the 15 day time period only applies to discretionary permits.
- Pg. 7-44, add Hearing Officer to definition of Review Authority.
- Part 8 - Map H-1, change high rise height limit to 300 for consistency with height section.

- Pg. 3-7, Section 20.30.020B, delete reference to Section 20.48.140 and include screening provisions here.
- Pg. 3-111 through 3-117, Section 20.42.070, revise sign standards tables to eliminate duplicate entries.
- P. 3-112, Section 20.42.070, Revise table for consistency with provisions on page 3-120; maximum height 8 feet, average maximum height 6 feet for freestanding monument signs.

### **3. Agenda Item No. 3 – Fair Share Fee Update**

**Action:** The Committee Discussed the Fair Share Fee Calculation and Nexus Report prepared by Revenue and Cost Specialists (RCS) and Rich Edmonston. Written and/or verbal public comments were provided by Bryan Starr (BIA), Kate Klimow (OCBC) Dennis O'Neil (Hoag), Marty Stradlin (NAIOP) and Carol Hoffman. Following the discussion, the Committee directed staff to complete the following before scheduling the next meeting:

- Re-evaluate inclusion of Banning Ranch road costs, considering the possibility that City will need to construct some road infrastructure if property is not developed
- Re-evaluate soft costs – 55% is too high
- Re-evaluate right-of-way costs, especially through Mariners' Mile
- Re-evaluate whether grade separation at MacArthur and Jamboree should be included in cost study
- Re-evaluate changes in construction costs since RBF estimates were done
- Provide options for how fee increases can be phased in

**Vote:** Consensus

### **4. Agenda Item No. 4 – Future meeting dates**

The next meeting date will be scheduled when the Fair Share Fee update study has been revised.

**Vote:** Consensus

### **5. Agenda Item No. 5 – Items for future agenda**

None.

### **6. Agenda Item No. 6 – Public Comments on non-agenda items**

None.

**7. Agenda Item No. 7 – Adjourn - Meeting adjourned at 5:00 p.m.**